City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number:	3016764
Address:	4738 15th Avenue Northeast
Applicant:	Richard Loo
Date of Meeting:	Monday, June 29, 2015
Board Members Present:	Ivana Begley Eric Blank Laura Lenns Blake Williams
Board Members Absent:	Julia Levitt
DPD Staff Present:	Bruce P. Rips

SITE & VICINITY

Site Zone: Neighborhood Commercial Two with a 65' height limit (NC2 65). Rezoned in 2011, the site previously possessed a multi-family Lowrise Three (LR3) classification.

Nearby Zones: In this portion of the University District, NC3 zone flanks University Way. To the east, the zones include NC2 40 and LR 3 along 15th Ave NE. Further to the east, across the alley, the zone is LR3 and to the northeast Single Family 5000.

Lot Area: 30,240 sq. ft. The development site extends 280 linear feet along 15th Ave NE and has a depth of 108 feet. The site's declension, beginning at the alley, drops eight to ten feet to 15th Ave.

Current Development: A surface parking lot occupies the northern two-thirds of the site. Two multi-family residential structures, formerly single family houses, sit on the two southern parcels.

Surrounding Development and Neighborhood Character: Considered the northern portion of the University District, the vicinity's character attributes include the prominent north/south streets of 15th Ave, University Way, Brooklyn Ave NE and 17th Ave NE. The mixed use quality of the three avenues to the west caters to the greater academic community as well as a more regional one. 15th Ave supports several ecumenical institutions including the University Christian Church across the street from the site, the mid-century designed University Presbyterian, the Gothicized University Methodist Church and University of Washington buildings set back from the street within the pastoral reaches of the university's main campus. 16th Avenue NE to the east of the site has a residential scale with churches, some multi-family buildings and single family houses populating the street. University Lutheran Church at the corner of NE 50th And 16th Ave NE anchors the corner with its accretion of brick structures. The next street, 17th Ave NE, with its elegant boulevard, is also lined with churches and large residential structures several of which house U.W. fraternities and sororities.

Access: The site borders an alley, 15th Ave. NE. and NE 50th St.

Environmentally Critical Areas: The site does not possess mapped critical areas.

PROJECT DESCRIPTION: The applicant proposes a seven-story mixed use building containing 126 residential units, (six ground related units), and 1,936 square feet of office and support space for non-profit organizations. Project includes a 60 space principal use parking garage and 53 spaces accessory to the residential dwelling units. Two existing residential structures are to be demolished.

Background.

In 2012, the Seattle City Council approved a rezone of multiple parcels on 15th Ave NE south of NE 50th Ave including the four parcels that comprise the subject proposal (Ordinance Number: 123826/ Council File 309434). The Property Use and Development Agreement (PUDA) stipulates that "all building elements above 13 feet shall be set back 30 feet from the east property line of parcels on the east side of 15th Ave NE provided that one-half the width of the abutting alley may be counted as part of the required setback." It continues to read that "A development standard departure from the setback may be granted by the Department of Planning and Development through design review, as part of a master use permit, where it is found that any allowed reductions of this required setback adequately accomplish a sensitive and appropriate transition of height bulk and scale across the alley to the east."

The PUDA also states that "Street-level commercial uses shall be limited to office space and support services for a religious facility-affiliated entity, or non-profit social or human service organization consistent with the mission of a religious facility-affiliated entity." After a period of nine months, DPD may grant relief from these restrictions where it can be demonstrated that, despite best efforts, an owner has been unable to lease the ground floor commercial related areas at reasonable rental rates.

DESIGN DEVELOPMENT: At concept stage, the proponent provided three schemes for the public and the Board's consideration. Each of the alternatives follows a similar programming model: a below and partially below grade garage; commercial space fronting 15TH Ave NE; residential units also facing 15th Ave and five additional levels of dwelling units above the ground floor.

The proposed massing for Option One presents a mostly unarticulated façade along 15th Ave with a small projection at the center of the frontage noting the primary residential entrance and the circulation tower and another slight modulation at the corner of 15th Ave and NE 50th St. Meeting the PUDA requirements, the building sets back the full 30 feet above 13' in height from the center line of the alley. The floor plans form an east facing "E" shape with two courts adjacent to a dining area and some of the large dwelling units at the second floor.

Option Two essentially flips the "E" scheme to face west with the bulk of the mass resting on the commercial and parking plinth. This scenario provides greater relief along the 15th Ave front than the other schemes. It does not comply with the PUDA requirement that the upper portions of the eastern volume must be set back 30 feet from the centerline of the alley.

On the final option, # 3, the E-shape returns to its east facing position over the similar parking plinth. Similar to Option #2, the building mass extends into the 30' set back area established by the PUDA. This attribute requires a recommendation for a departure from the PUDA by the Design Review Board as well as approval by the Department of Planning and Development (DPD). A series of bays extending from the ground plane to the roof modulate the 15th Ave façade. The greater detail on Option Three signals the applicant's preference for this scheme. The residential entry sits near the mid-point of the property's frontage on 15th Ave. and directly links to the circulation tower. Social or gathering spaces for the tenants occur on the second level.

In Option # 3 the applicant requests curb cuts accessing the two levels of parking garage from NE 50th St. and 15th Ave NE in addition to a garage entry on the alley. In addition, open perpendicular parking also lines the length of the alley. According to the Seattle Municipal Code, the adjoining alley is considered improved (see SMC 23.53.030 C. (Table B) due to the width of the right of way. The alley right of width to be considered improved is 12 feet for an NC2 zone. SMC 23.47A.032A.1.a states that access to parking for NC zones shall be from the alley.

An Arborist Report, provided to DPD after the EDG meeting, documents the presence of an exceptional tree, a Big Leaf Maple, located near the alley.

By the second EDG meeting, the applicant changed architects and submitted three design options. Option 1A and 1B have similar conditions with the exception of their response to the exceptional Big Leaf Maple tree situated close to the alley. Option 1A preserves the Big Leaf Maple whereas Option 1B replaces the maple with a smaller tree. The commonalities of the options include the programming of 1,500 square feet of non-profit office and support space near the corner of NE 50th St. and 15th Ave NE accessed by a partially covered plaza, grade related residential units fronting onto 15th Ave and two floors of parking behind the office and

the dwelling units. Above the two lower floors, the plan resembles an "E" shape with a void between wings to the south accommodating the Big Leaf Maple and a smaller open area to the north. These deep modulations occur above open spaces above the parking plinth. Access to the bifurcated garage occurs from the alley and from 15th Ave NE. The proposed massing on 15th Ave is divided into a bipartite scheme with a corner volume separated from a series of large projecting bays by the residential entry and a glazed vertical gasket. The rhythm or patterning of the massing facing 15th Ave approximates A (A') B, C, C, C'. The grade level only slight appears to correspond to the rhythm of the upper level.

Option 2 somewhat resembles the massing of Options 1A and 1B. In order to comply with city regulations, garage entries occur off the alley rather than on 15th Ave.

By the Recommendation meeting, the applicant had refined the project maintaining the curb cut on 15th Ave NE in spite of objections by SDOT.

PUBLIC COMMENT:

At the Recommendation meeting, 21 members of the public affixed their names to the sign-in sheet. Most of the speakers voiced their support of affordable housing in spite of its irrelevance to the Design Review Board's mission. One speaker supported Departure # 5. Another member of the audience favored the proposed garage access from 15th Ave. NE.

LETTERS. DPD received several letters supporting the project. One letter detailed the applicant's failure to address the projects height, bulk and scale issues at the zone transitions to the east and south. The same letter criticized the placement of parking garage access from the alley.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

The Citywide and Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and

natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

University Supplemental Guidance:

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

Recommendation Meeting: The applicant has designed a building that preserves the exceptional Big Leaf maple near the alley. The modulation required to preserve the tree generates a modest amount of open space at-grade and above.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

Recommendation Meeting: Although the proposed design along 15th Ave NE lacks the emotional resonance of the church, the 15th Ave façade's brick base, syncopated rhythm of projecting bays and asymmetrical separation between masses appealed to the Board.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

University Supplemental Guidance:

CS2-II Respect for Adjacent Sites

CS2-II-i. Zone Edge Areas: Special attention should be paid to projects in the zone edge areas as depicted in Map 2 of the full Guidelines to ensure impacts to Lowrise zones are minimized.

Recommendation Meeting: The two open spaces at the rear of the building formed by the preservation of the Big Leaf Maple and the desire to provide natural light into units not facing the alley were acceptable to the Board members. Although portions of the east façade project into the setback approved in the PUDA, the fairly deep open spaces or large modulations totaling approximately 91 feet (or 33% of the east façade) are setbacks greater than what might have been expected.

CS2-III Corner Lots

CS2-III-i. Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

CS2-IV Height, Bulk, and Scale

CS2-IV-i. Reduce Visual Bulk: Special attention should be paid to projects in Map 4 of the full Guidelines to minimize impacts of increased height, bulk and scale as stated in the Seattle Design Guideline. In order to reduce the impacts of apparent building height and bulk at specified zone edges listed above, the following alternatives should be considered:

1. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
2. Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
3. In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.
4. Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.

Recommendation Meeting: The use of brick at the base and varied width hardiplank between projecting bays of cementitious panels along with a plethora of window types provided enough texture and detail to warrant the Board's acceptance that these articulations would overcome the structure's ponderous size.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Recommendation Meeting: Other than the brick application to the base and the glazed entry gasket across from the church tower the project only modestly relates to the architectural character of the immediate surroundings.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-i. Incorporate Local Architectural Character: Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

CS3-I-iii. Historical Character: When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

Recommendation Meeting: The Board appeared satisfied with the landscaped edges along 15th Ave NE. Discussion focused on the design of the metal guard rails at the stoops (see PL3-B).

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
b. Provides for the comfort, health, and recreation of residents.
c. Increases privacy and reduce visual impacts to all neighboring properties.

Recommendation Meeting: The north open space, the only semi-public gathering area for office workers and church to congregate, is covered by a building overhang, placing it mostly in shadow.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

Recommendation Meeting: The amount of lighting along the pathway at the south property line did not appear sufficient. The Board recommends that the applicant provide adequate lighting to ensure safety and security.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

University Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. Residential Entries: On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.
PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

Recommendation Meeting: The Board discussed the steel plate walls proposed to grace the entry stoops along 15th Ave. Their opaqueness would leave them vulnerable to graffiti and an welcoming barrier to the activity along the sidewalk. Their thinness contrasts too much with the solidity of the brick walls both in the project and the church across the street. Each panel will need to be a "C" shape with a one inch minimum return. The corners must be bent so there are

no sharp edges. The Board prefers a perforated rather than opaque wall to provide greater openness and texture. A high performance coating on the walls is also preferred.

University Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-i. Entrance Orientation: On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.

PL3-I-ii. Walkways Serving Entrances: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

PL3-I-iii. Courtyard Entries: When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

PL3-I-iv. Fences: In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.

PL3-II Human Activity

PL3-II-i. Recessed Entries: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

Recommendation Meeting: See recommended conditions and guidance from PL3-B.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

Recommendation Meeting: The Board, agreeing with the applicant, decided that SDOT's plan for a bike lane in front of the building is subordinate to facilitating access to a mostly principal use parking garage.

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

University Supplemental Guidance:

DC1-III Visual Impacts of Parking Structures

DC1-III-i. Ground-Level Commercial Use: The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution.

DC1-III-ii. Access to Street Network: There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.

DC1-III-iii. Residential Area Consideration: Structured parking façades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.

Recommendation Meeting: The Board accepted the proposed driveway access on 15th Ave NE over the objections of SDOT, which is planning a bike route in front of the building for University District residents.

The departure requests to allow the parking garage at the street fronts on 15th Ave NE and NE 50th St. was acceptable to the Board.

The applicant had eliminated exposed parking along the alley prior to the Recommendation meeting.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Recommendation Meeting: The Board appeared satisfied with the composition of the facades.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Recommendation Meeting: Contrary to the restraint exhibited by the church structure with its hierarchy of elements, homogenous materials, simple rhythms and emphasis on key elements by use of tracery, the proposal counterpoises this sense of calm by embracing a visual cacophony of building attributes comprising projecting bays, multiple colors and materials, variety of window types and lack of hierarchy to achieve a sense of scale.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

University Supplemental Guidance:

DC2-I Architectural Elements and Materials

DC2-I-i. Modulate Facade Widths: On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

DC2-I-ii. Fine-Grained Architectural Character: Buildings in Lowrise zones should provide a "fine-grained" architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

a. Pitched roof;
b. Covered front porch;
c. Vertically proportioned windows;
d. Window trim and eave boards;
e. Elements typical of common house forms.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Recommendation Meeting: In following up the earlier guidance, the landscape architect provided little detail of the quality of the upper level open spaces. One diagram shows a play area but little of the quality of the space.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

University Supplemental Guidance:

DC3-I Pedestrian Open Spaces and Entrances

DC3-I-i. Plaza Location: Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.

DC3-I-ii. Plaza Proportioning: Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.

DC3-I-iii. Seating: Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.

DC3-I-iv. Plaza Frontage: Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.

DC3-I-v. Planting Beds: Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum

spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Recommendation Meeting: No discussion addressed the signage types.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Recommendation Meeting: The Board requested additional security lighting along the south property line.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Recommendation Meeting: Board deliberation did not address choice of plant and hardscape materials with the exception of the divider wall separating the 15th Ave sidewalk from the units. See PL3-B guidance.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Desired Materials: See full Guidelines for list of desired materials.

DC4-I-ii. Relate to Campus/Art Deco Architecture: Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

Recommendation Meeting: At the earlier meeting, the Board's guidance focused on the need for human scale for this nearly 280 foot long structure. It needed more than glazing and cementitious panel. The result is a façade comprised of glazing (with vinyl), cementitious panel, brick and hardiplank, all in roughly equivalent amounts.

DC4-I-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

DC4-I-iv. Anodized Metal: Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

DC4-I-v. Fencing: Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

DC4-I-vi. Awnings: Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

DC4-I-vii. Light Standards: Light standards should be compatible with other site design and building elements.

DC4-II Exterior Signs

DC4-II-i. Encouraged Sign Types: The following sign types are encouraged, particularly along Mixed Use Corridors:

a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
b. Marquee signs and signs on pedestrian canopies.
c. Neon signs.
d. Carefully executed window signs, such as etched glass or hand painted signs.
e. Small signs on awnings or canopies.

DC4-II-ii. Discouraged Sign Types: Post mounted signs are discouraged.

DC4-II-iii. Sign Location: The location and installation of signage should be integrated with the building's architecture.

DC4-II-iv. Monument Signs: Monument signs should be integrated into the development, such as on a screen wall.

Recommendations: The recommendations summarized below were based on the plans and models submitted at the June 29th, 2015 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the June 29th, 2015 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design with conditions and the requested development standard departure from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

1) Provide more lighting at the south property line than what is shown in the Recommendation meeting booklet to ensure safety and security. (PI2-B, DC4-C)
2) Each metal panel along the 15th Ave NE street front will need to be "C" shaped with a one inch minimum return. The corners must be bent so there are no sharp edges. The Board prefers a perforated rather than opaque wall to provide a greater sense of openness and texture. A high performance coating on the walls is also a preference. (PL3-B)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
1. Alley Setback Requirements PUDA	All building elements above 13' shall be setback 30' from east property line, provided that one-half of the width of the abutting alley may be counted as part of the required setback.	Allow three areas of encroachment into the 30' setback for a total of 3,408 cubic yards.	▪ Significantly deeper setbacks between three areas of encroachment provide open space and modulation along alley.	Recommended approval
2. Parking Space Requirements for non-residential uses. SMC 23.54.030B.2.	Principal use commercial parking. When 20 or more spaces, a minimum of 35% of the parking spaces shall be stripped for large vehicles.	Applies only to the non-residential principal use parking. Applicant requested 3 spaces or 5% for large vehicles.	▪ Allows for small amount of landscaping along 15th Ave NE.	Recommended approval. Based on misapplication, applicant will need to provide 3 spaces on Level One.
3. Parking location. SMC 23.47A.032.	Parking within a structure shall be separated from street-level, street-facing facades by another permitted use.	Allow parking garage to abut NE 50th St.	▪	Recommended approval

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
4. Parking location. SMC 23.47A.032	Parking within a structure shall be separated from street-level, street-facing facades by another permitted use.	Allow parking garage to abut 15th Ave NE 50th.	▪	Recommended approval
5. Minimum Non-residential height SMC 23.47A.008B.4	Non –residential uses at street level shall have a floor to floor height of at least 13’	Allow a minimum commercial height of 9’2” of 35% of commercial area.	▪ Provides a mezzanine for more office users.	Recommended approval
6. Minimum non-residential depth. SMC 23.47A.008.B.3	Non-residential uses shall extend an average depth of at least 30’ and a minimum depth of 15’ from the street-level, street-facing façade.	13’7” non-residential depth at the commercial space next to the elevator core.	•	Recommended approval
7. Parking Access via Principal Arterial. SMC 23.47A.032A.1	Alley access if feasible.	Allow a 22’ driveway on 15th Ave NE.	▪ Avoids constructing a parking ramp to connect garage levels. ▪ Convenient access for a principal use parking garage.	Recommended approval. (Not supported by SDOT.)

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